

## **MANGAUNG METRO MUNICIPALITY: CALL TO APPLY FOR LAND USE RIGHTS/DEVELOPMENT RIGHTS**

### **DEPARTMENT OF PLANNING, ECONOMIC & RURAL DEVELOPMENT AND HUMAN SETTLEMENTS (PERDHS) PLANNING SUB-DIRECTORATE**

#### **MANGAUNG METRO MUNICIPALITY LANDUSE/DEVELOPMENT APPLICATION PROCESS**

Mangaung Metropolitan Municipality urges all residents, developers, and investors to apply for land use rights to ensure that their investments and business operations are both **legal and compliant** with the applicable planning frameworks.

Applying for land use rights is not merely a bureaucratic formality, but a **critical step in promoting sustainable, orderly, and inclusive development**. The process is guided by the **Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**—widely known as SPLUMA—as well as the **Mangaung Land Use Planning By-law (2021)**.

Mangaung Metro is committed to creating a well-planned urban environment that supports economic growth, environmental sustainability, and improved quality of life. All stakeholders are urged to work with the city to ensure development aligns with the approved Spatial Development Framework and related planning instruments,

Land use rights determine the **type of development** and **range of activities** permitted on a specific parcel of land—be it for residential, commercial, industrial, agricultural, or institutional use. Securing the appropriate rights upfront is essential for:

#### ◆ **1. Legal Compliance**

- Land use must comply with zoning regulations set by municipalities.
- Using land without the correct rights is unlawful and can result in enforcement actions, penalties, or demolition orders.

#### ◆ **2. Orderly Development**

- Ensures that development aligns with local spatial development frameworks (SDFs), precinct plans, and integrated development plans (IDPs).
- Prevents incompatible land uses (e.g., heavy industry in a residential area), ensuring functionality and safety in urban and rural areas.

#### ◆ **3. Security of Investment**

- Investors, developers, and financial institutions require lawful and approved land uses before committing to development or financing.
- Increases property value and development potential.

◆ **4. Public Participation & Transparency**

- The application process requires public notices and allows affected parties to object or comment.
- Promotes transparency and inclusiveness in land development.

◆ **5. Environmental & Social Sustainability**

- Allows for assessment of impacts through integrated processes with environmental legislation (e.g., EIA).
- Protects heritage sites, agricultural land, biodiversity, and community interests.

◆ **6. Access to Basic Services & Infrastructure**

- Ensures developments are coordinated with municipal infrastructure plans.
- Avoids overburdening services like water, electricity, sanitation, and roads.

◆ **7. Transformation & Spatial Justice**

- Promotes redress of past spatial inequalities by encouraging integrated, inclusive settlements and equitable access to land.
- Enables previously disadvantaged individuals to legally develop land in line with municipal and national development goals.

**SOP: LANDUSE/DEVELOPMENT APPLICATION PROCESS**

<b>Step 1:</b> Pre-application consultation meeting	Applicant submits request for pre- application meeting to Town Planning Admin  <b>Contact details:</b> Name: Mannini Moselloa Email: <a href="mailto:Mannini.Raseboka@mangaung.co.za">Mannini.Raseboka@mangaung.co.za</a> Office Number: 051 405 8075	Applicant	Bi-weekly/ monthly or as requested by applicant
<b>Step 2:</b> Sourcing of comments and approvals	Applicant source comments from all relevant stakeholders and necessary approvals where relevant as advised in the pre-application consultation meeting	Applicant	When applicant is ready for submission
<b>Step 3:</b> Obtain quotation for application fee	Applicant submits request for application fee quotation.  <b>Contact Details:</b> Name: Desiree Naude	Applicant	When applicant is ready for submission

	Location: Bram Fischer Building, 8 <sup>th</sup> floor, Room 1002 Email: <a href="mailto:desiree.naude@mangaung.co.za">desiree.naude@mangaung.co.za</a> Office Number: 051 405 8023		
<b>Step 4:</b> Submission of application	Applicant submits the application to MPT Secretariat  <b>Contact Details:</b> Name: Madisemelo Palo Location: Bram Fischer Building, Floor 8, Room 807/802 Emai: <a href="mailto:madisemelo.palo@mangaung.co.za">madisemelo.palo@mangaung.co.za</a> Phone: 051 405 8562/8474	Applicant	Daily when applicant is ready
<b>Step 5:</b> Screening of application	MPT Secretariat screens the application for completeness and stamps the application	MPT Secretariat	Daily
<b>Step 6:</b> Submission of application to Manager: Town Planning	MPT Secretariat submits complete application to Manager: Town Planning	MPT Secretariat	Daily
<b>Step 7:</b> Allocation of applications to planners	Manager: Town Planning Captures the application on spreadsheet and allocate to planners	Manager	Daily
<b>Step 8:</b> Checking for completeness and acknowledgement	Planner checks the application for completeness and acknowledges receipt thereof. Request outstanding/additional information if required.	Town Planner	7 days from date of receipt
<b>Step 9:</b> Public Participation	If application is complete, permission is granted for public participation	Town planner	21 days As per the Bylaw
<b>Step 10:</b> Application assessment	Town planner assesses the application	Town Planner	30 days
<b>Step 11</b> Submission to MPT/authorized Official	Town planner compiles a report for consideration by MPT or Authorized Official Report is signed off by Management and submitted to MPT or Authorized Official	Town Planner	MPT Once a Month  Daily for authorized Official
	MPT / authorized Official considers the application	MPT & authorized Official	Monthly/ as per the MPT schedule  Daily for the Authorized Official

**ALL APPLICATION REQUIREMENTS AND PROCESSES ARE AVAILABLE ON THE WEBSITE:**

[www.mangaung.co.za](http://www.mangaung.co.za)

Any queries can be directed to the following telephone numbers or email queries to:

Bekiwe Chake	051 405	<a href="mailto:bekiwe.chake@mangaung.co.za">bekiwe.chake@mangaung.co.za</a>
Mannini Moselloa	051 405 8075	<a href="mailto:mannini.moselloa@mangaung.co.za">mannini.moselloa@mangaung.co.za</a>
Madisemelo Palo	051 405 8562	<a href="mailto:madisemelo.palo@mangaung.co.za">madisemelo.palo@mangaung.co.za</a>

### ADVERTISING OF APPLICATIONS

All applications that require advertising for public participation will be pended and will only be advertised once permission has been granted by the relevant town planner handling the application.

### SUBMISSION OF OBJECTIONS

Objections to applications continue to be submitted to: [george.masuabi@mangaung.co.za](mailto:george.masuabi@mangaung.co.za); [madisemelo.palo@mangaung.co.za](mailto:madisemelo.palo@mangaung.co.za)

### LAND USE APPLICATION FORMS



Land Use Application  
Forms .docx

Comprehensive details concerning the information required with the application is available on Chapter 5 -APPLICATION PROCEDURE of the Mangaung Land Use Planning Bylaw 2021 .

### APPLICATION FEES (GENERAL TARIFFS 2025/26–2027/28)



Planning Tariffs.pdf